

Chairperson Scott Hickle  
Vice-Chairperson Bobby Gutierrez  
Parliamentarian Nancy Hardeman



Commissioners  
John Bush  
Leo Gonzalez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 17, 2015 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

### **1. CALL TO ORDER.**

Chairperson Hickle called the meeting to order at 6:03 p.m.

<b>Commissioners</b>	<b>Present</b>	<b>2015 Regular Meetings Held</b>	<b>2015 Regular Meetings Attended</b>	<b>Regular Meetings Held During Last 6 Months</b>	<b>Regular Meetings Attended During Last 6 Months</b>
John Bush*	Y	20	3	17	3
Leo Gonzalez	Y	20	14	17	12
Bobby Gutierrez	Y	20	19	17	14
Nancy Hardeman	Y	20	16	17	13
Scott Hickle	Y	20	18	17	15
Kyle Incardona	Y	20	17	17	15
Kevin Krolczyk	Y	20	20	17	17
Prentiss Madison	Y	20	18	17	17
Robert Swearingen	Y	20	18	17	15

\* appointed to the Commission effective 11/5/2015

Staff members present: Ms. Janis Hampton, City Attorney; Mr. Thomas Leeper, First Assistant City Attorney; Mr. Mr. Martin Zimmermann, Planning Manager; Ms. Stephanie Doland, Staff Planner; and Ms. Maria Watson, Planning Intern.

**2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**

Chairperson Hickle led the pledge.

**3. HEAR CITIZENS.**

No citizens came forward.

**4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

**5. CONSENT AGENDA.**

**a. Approval of minutes from the workshop and regular meetings on December 3, 2015.**

**Commissioner Gutierrez moved to approve the Consent Agenda. Chairperson Hickle seconded the motion, and the motion passed unanimously.**

**6. REQUESTS RELATED TO THE PROPOSED SUBDIVISION OF 38.98 ACRES OF VACANT LAND LOCATED AT THE NORTH CORNER OF STEEP HOLLOW AND ELMO WEEDON ROADS IN BRYAN'S EXTRATERRITORIAL JURISDICTION (ETJ) IN BRAZOS COUNTY, TEXAS. – A PUBLIC HEARING WILL BE HELD FOR THE PLANNING EXCEPTION (Commission has final approval concerning planning exception and final plat).**

**a. Planning Exception PE15-02 : Heritage Lakes Estates Subdivision – Phase 2**

*A request for approval of an exception from the minimum 150-foot lot width standard of the Subdivision Ordinance (Bryan Code of Ordinances Chapter 110) required for lots of one acre or more and located in the City of Bryan's extraterritorial jurisdiction (ETJ), to allow two proposed new lots with lots widths of less than 150 feet in proposed Heritage Lakes Estates Subdivision – Phase 2, on 38.98 acres of land adjoining the north side of Steep Hollow Road west side of Elmo Weedon Road in Brazos County, Texas. (S. Doland)*

Ms. Doland presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Hardeman moved to approve Planning Exception PE15-02, based on staff's recommendations and to adopt the written staff report and analysis as the report, findings, and evaluation of the Commission. Commissioner Gutierrez seconded the motion and the motion passed unanimously.**

**b. Final Plat FP15-35: Heritage Lake Estates – Phase 2**

*Proposed Final Plat of Heritage Lake Estates – Phase 2, being 38.98 acres of land out of Richardson Perry League, A-44 and adjoining the north side of Steep Hollow Road and west side of Elmo Weedon Road in Brazos County, Texas. (S. Doland)*

Ms. Doland presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

**Commissioner Hardeman moved to approve Final Plat no. FP15-35 and to adopt the written staff report and analysis as the report, findings and evaluation of the Commission. Commissioner Incardona seconded the motion and the motion passed unanimously.**

**7. RECOGNITION OF OUTGOING COMMISSIONERS HARDEMAN AND HICKLE.**

Commissioners Hardeman and Hickle were recognized for their service to the City of Bryan Planning and Zoning Commission.

**8. ADJOURN.**

Without objection, Chairperson Hickle adjourned the meeting at 6:17 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **7<sup>th</sup> day of January, 2016.**

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Bobby Gutierrez, Vice-Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Martin Zimmermann, AICP  
Planning Manager and Secretary to the  
Planning and Zoning Commission